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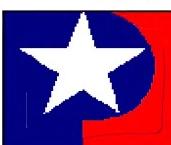
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,131,400 / 1,131,400
USE VALUE: 1,131,400 / 1,131,400
ASSESSED: 1,131,400 / 1,131,400
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	66	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SERREZE MATTHEW &	
Owner 2: SUSSMAN SARA	
Owner 3:	

Street 1: 64 FRANKLIN STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: TENORIO EDITHA V/ETAL -	
Owner 2: BEAVERS WILLET I JR -	
Street 1: 64 FRANKLIN STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .166 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Wood Shingle Exterior and 3667 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 17 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7211	Sq. Ft.	Site			0	80.	0.88	1									509,062						509,100	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					32823	
104	7211.000	622,300		509,100	1,131,400					GIS Ref	
										GIS Ref	
										Insp Date	
										11/10/18	

PREVIOUS ASSESSMENT							Parcel ID			PAT ACCT.		
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV		622,300	0	7,211.	509,100	1,131,400		Year end	12/23/2021	
2021	104	FV		589,400	0	7,211.	509,100	1,098,500		Year End Roll	12/10/2020	
2020	104	FV		589,400	0	7,211.	509,100	1,098,500	1,098,500	Year End Roll	12/18/2019	
2019	104	FV		505,300	0	7,211.	540,900	1,046,200	1,046,200	Year End Roll	1/3/2019	
2018	104	FV		505,300	0	7,211.	394,500	899,800	899,800	Year End Roll	12/20/2017	
2017	104	FV		473,500	0	7,211.	343,600	817,100	817,100	Year End Roll	1/3/2017	
2016	104	FV		473,500	0	7,211.	292,700	766,200	766,200	Year End	1/4/2016	
2015	104	FV		394,200	0	7,211.	286,300	680,500	680,500	Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT			ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
TENORIO EDITHA	57899-351		11/18/2011		680,000	No	No			11/10/2018	MEAS&NOTICE	HS	Hanne S
LEARY PAUL F &	25255-219		3/30/1995		282,500	No	No	Y		6/16/2014	External Ins	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH											
Type:	14 - Multi-TnHs				Full Bath: 2		Rating: Good		TOILET ON FFL SINK IN BSMT.														
Sty Ht:	2H - 2 & 1/2 Sty				A Bath:		Rating:																
(Liv) Units:	2		Total: 2		3/4 Bath:		Rating:																
Foundation:	3 - BrickorStone				A 3QBth:		Rating:																
Frame:	1 - Wood				1/2 Bath: 2		Rating: Good																
Prime Wall:	1 - Wood Shingle				A HBth:		Rating:																
Sec Wall:			%		OthrFix: 1		Rating: Average																
Roof Struct:	1 - Gable				OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl				Kits: 2		Rating: Average		1st Res Grid Desc: Line 1			# Units 1											
Color:	GREY				A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O														
View / Desir:					Frpl: 2		Rating: Average		Other														
GENERAL INFORMATION						WSFlue:		Rating:		Upper													
Grade: C - Average										Lvl 2													
Year Blt:	1920		Eff Yr Blt:						Lvl 1														
Alt LUC:			Alt %:						Lower														
Jurisdict:			Fact: .						Totals			RMS: 17	BRs: 8	Baths: 2	HB: 2								
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION						CONDO INFORMATION						REMODELING						RES BREAKDOWN					
Avg Ht/FL:	STD				Location:																		
Prim Int Wal:	2 - Plaster				Total Units:																		
Sec Int Wall:			%		Floor:																		
Partition:	T - Typical				% Own:																		
Prim Floors:	3 - Hardwood				Name:																		
Sec Floors:			%		DEPRECIATION																		
Bsmnt Flr:	12 - Concrete				Phys Cond: GD - Good 18. %																		
Subfloor:					Functional: %																		
Bsmnt Gar:					Economic: %																		
Electric:	3 - Typical				Special: %																		
Insulation:	2 - Typical				Override: %																		
Int vs Ext:	S				Total: 18.6 %																		
Heat Fuel:	2 - Gas				CALC SUMMARY						COMPARABLE SALES												
Heat Type:	3 - Forced H/W				Basic \$ / SQ: 150.00						Rate Parcel ID Typ Date Sale Price												
# Heat Sys:	2				Size Adj.: 0.89952469																		
% Heated:	100		% AC:		Const Adj.: 0.99989998																		
Solar HW:	NO		Central Vac: NO		Adj \$ / SQ: 134.915																		
% Com Wal			% Sprinkled		Other Features: 152500																		
MOBILE HOME						Make:		Model:		Serial #		Year:		Color:									
SPEC FEATURES/YARD ITEMS						PARCEL ID 046.0-0004-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:																	
Total:																							

